

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Evanston

State: IL

PJ's Total HOME Allocation Received: \$6,917,915

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	C Overall
Program Progress:			PJs in State: 17			
% of Funds Committed	80.06 %	95.32 %	16	91.92 %	8	5
% of Funds Disbursed	72.50 %	90.12 %	16	82.65 %	15	11
Leveraging Ratio for Rental Activities	4.31	2.85	1	4.67	100	100
% of Completed Rental Disbursements to All Rental Commitments***	89.90 %	92.10 %	14	81.09 %	33	37
% of Completed CHDO Disbursements to All CHDO Reservations***	56.90 %	79.30 %	16	68.72 %	29	27
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	84.21 %	82.55 %	11	79.93 %	45	51
% of 0-30% AMI Renters to All Renters***	50.00 %	49.65 %	10	44.94 %	56	59
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.62 %	1	94.87 %	100	100
Overall Ranking:			In State: 14 / 17		Nationally: 53 51	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$42,144	\$31,239		\$25,717	38 Units	57.60 %
Homebuyer Unit	\$69,922	\$12,871		\$14,669	22 Units	33.30 %
Homeowner-Rehab Unit	\$14,728	\$21,559		\$20,391	6 Units	9.10 %
TBRA Unit	\$0	\$3,262		\$3,201	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Evanston IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$86,694	\$165,488	\$27,825
State:*	\$103,126	\$85,015	\$25,481
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 2.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.16

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	23.7	4.5	50.0	0.0	Single/Non-Elderly:	34.2	0.0	16.7	0.0
Black/African American:	71.1	86.4	50.0	0.0	Elderly:	0.0	4.5	66.7	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	47.4	50.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	18.4	45.5	16.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	5.3	9.1	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	34.2	0.0	33.3	0.0	Section 8:	31.6	0.0 [#]		
2 Persons:	15.8	4.5	50.0	0.0	HOME TBRA:	0.0			
3 Persons:	26.3	45.5	16.7	0.0	Other:	0.0			
4 Persons:	15.8	9.1	0.0	0.0	No Assistance:	68.4			
5 Persons:	5.3	31.8	0.0	0.0					
6 Persons:	2.6	4.5	0.0	0.0					
7 Persons:	0.0	4.5	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Evanston

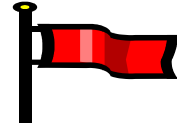
State: IL

Group Rank: 53
(Percentile)

State Rank: 14 / 17 PJs

Overall Rank: 51
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	89.9	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	56.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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